036.0	0001	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	623,300 /	623,300
					USE VALUE:	623,300 /	623,300
					ASSESSED:	623,300 /	623,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
99		NORTH UNION ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COOK KOBIE M &
Owner 2:	BANNER ELIZABETH A
Owner 3:	
Street 1:	99 NORTH UNION ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BOUCHER JOHN T -
Owner 2:	-
Street 1:	99 NORTH UNION ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,058 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Vinyl Exterior and 2106 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6058.000	238,200		385,100	623,300
Total Card	0.139	238,200		385,100	623,300
Total Parcel	0.139	238,200		385,100	623,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 295.96 | /Parcel: 295.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	24761
GIS Ref	
GIS Ref	
Insp Date	04/27/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 036.0-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	238,200	0	6,058.	385,100	623,300	623,300	Year End Roll	12/18/2019
2019	101	FV	195,800	0	6,058.	349,000	544,800	544,800	Year End Roll	1/3/2019
2018	101	FV	195,800	0	6,058.	331,000	526,800	526,800	Year End Roll	12/20/2017
2017	101	FV	195,800	0	6,058.	288,800	484,600	484,600	Year End Roll	1/3/2017
2016	101	FV	195,800	0	6,058.	246,700	442,500	442,500	Year End	1/4/2016
2015	101	FV	183,100	0	6,058.	228,700	411,800	411,800	Year End Roll	12/11/2014
2014	101	FV	179,600	0	6,058.	189,500	369,100	369,100	Year End Roll	12/16/2013
2013	101	FV	179,600	0	6,058.	180,500	360,100	360,100		12/13/2012

!2922!

PRINT

Date	Time
12/10/20	18:15:27

LAST REV

Date	Time
06/15/16	13:49:37
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2922

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOUCHER JOHN T,	60879-261		1/2/2013		425,000	No	No		
BOSTON FEDERAL	25173-330		2/9/1995		127,500	No	No		L

USER DEFINED

Prior Id # 1:	24761
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/31/2015	264	Add Bath	45,000					Add bathroom in ba
10/19/2011	1305	Siding	10,259					
9/2/2009	806	Siding	2,800					
4/13/1999	192	Wood Dec	28,000					14X18 ADD + 8X12 W

ACTIVITY INFORMATION

Date	Result	By	Name
5/26/2015	Permit Insp	PC	PHIL C
4/27/2009	Measured	163	PATRIOT
2/29/2000	Measured	197	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6058		Sq. Ft.	Site		0	64.	0.99	3									385,114						385,100	

Total AC/HA:	0.13907	Total SF/SM:	6058	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	385,114	Spl Credit		Total:	385,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	16 - Stone Vene	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.26983464
Const Adj.:	0.99276948
Adj $ / SQ:	132.369
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	345209
Depreciation:	107015
Depreciated Total:	238194

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

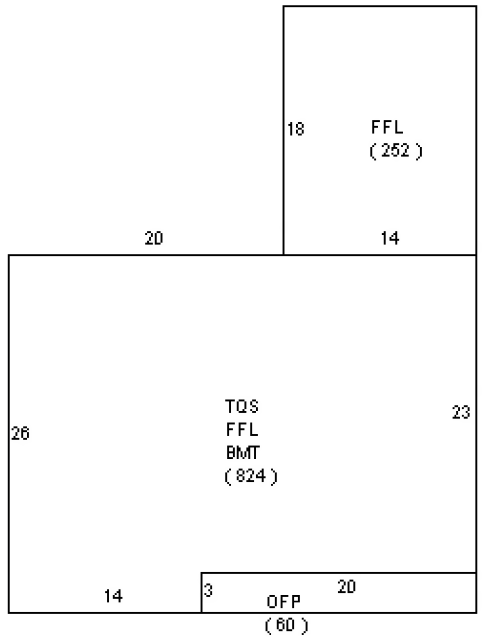
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	132.37
Special Features:	0	Val/Su Net:	92.40
Final Total:	238200	Val/Su SzAd	140.61

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,076	132.370	142,429
BMT	Basement	824	52.620	43,356
TQS	3/4 Story	618	132.370	81,804
OFP	Open Porch	60	43.680	2,621

Net Sketched Area:	2,578	Total:	270,210
Size Ad	1694	Gross Are	2784	FinArea	2106
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

036.0-0001-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	